

**OFFICIAL MINUTES: Business Meeting**  
**Eliot Conservation Commission**  
**Eliot, Maine 03903**

**DATE: June 1, 2022**

Approved 08/02/2022

**OFFICERS:**

**Chair: Kari Moore**

**Vice Chair: Lisa Wise**

**Secretary: Peter Egelston**

**Treasurer: Lynn Bubley**

THIS MEETING WAS HELD IN PERSON AND VIA ZOOM.

**1. 6:30 PM Call to Order and Roll Call**

The meeting was called to order with roll call at 6:31 pm by Kari Moore.

In attendance: Kari Moore (Chair), Cyndy Camp (Member), Lynn Bubley (Treasurer), Lisa Wise (Vice Chair). Absent: Peter Egelston (Secretary). Also present: Jeff Brubaker (Planner), Mike Sudak (Attar Engineering), Carmela Braun (Planning Board chair)

**2. Public Input**

None

**3. Review and approve past minutes:**

Minutes from May 4<sup>th</sup> meeting submitted – approved with some minor edits. Lisa to send notes with comments to Peter.

**4. Financial/Budget Updates**

Lynn reported that there's been nothing submitted for Johnson Lane this year.

**5. Project Development/Permit Review/Planning Studies (Jeff Brubaker)**

**a. 771-787 Main St**

Site walk yesterday: Attendees included Kari, planning board, planner, and Mike Sudak (Attar Engineering; representing the client), as well as a number of abutters (about 20 people total). We have seen a version of this before. Previous plan for elderly housing fell through. Now the developer wants to subdivide into an 8-lot single-family home subdivision. The development will be on town water/sewer. It's at the preliminary sketch plan phase. At the site walk, discussed sidewalks, streetlights, and vegetated screening (abutters). Remek Family Cemetery is in the northwest corner of the property. Discussion about access and egress to the cemetery; Mr. Sudak is researching and will ensure access through the cul-de-sac as needed. The proposed subdivision work is outside of the shoreland zone. There is some forested area; some areas have already been cleared. No

wetlands, no vernal pools, no essential habitat on the site. Continue to recommend minimizing tree clearing as much as possible and using native species for any plantings. Stormwater will be a permit-by-rule; planning to manage stormwater through roadside swales and detention area.

Acreage: Combined = 10.95 acres; impervious = <1 acre; Disturbance estimate = 4-5 acres total

Cyndy asked what happened with the previous elderly housing proposal. Mr. Sudak can redirect that question to the client. The infrastructure (cul-de-sac) hasn't changed from that previous proposal.

This use was proposed due to feedback from abutters (wanted to maintain residential use and avoid congesting the area (former proposal was around 22 lots)).

Mr. Brubaker: There are requirements for an elderly housing subdivision that weren't clearly met, so recommended the application be withdrawn.

Concerns about traffic were raised at the site walk. Mr. Sudak: Road requires waiver request from planning board. We were asked to prepare a traffic impact analysis; meeting with Planning Board again in June to continue discussion.

Kari to share photos from the site walk with the ECC, planner, and Mr. Sudak.

#### **b. Climate Resiliency Partnership**

Jeff Brubaker shared slides from Southern Maine Planning and Development Commission (SMPDC) Community Resilience Partnership Enrollment project kickoff meeting (5/18/2022). Mike Sullivan and Jeff Brubaker attended this kickoff meeting; Jeff Brubaker will be the staff lead for Eliot. ECC had submitted a letter of support for this project. Communities have to enroll in the Community Resilience Partnership in order to be eligible for future community action grants. Other communities we're working with for the project are Old Orchard Beach, Fryeburg, and Berwick. What we need to do: complete a community self-assessment (this summer); hold a community workshop to prioritize actions (late fall); adopt a resolution of commitment and submit enrollment materials. Community Action Grants deadlines are in March and September; will probably target March 2023 to apply. Need to show progress every two years to remain eligible.

ECC can include review of the self-assessment at our August meeting; Jeff Brubaker can begin populating this and see if Abbie/Karina from SMPDC are available to join the August ECC meeting; we could also explore having a special joint meeting with the ECC and Planning Board. Kari to connect with Carmela re: scheduling a joint meeting.

#### **c. Comprehensive Plan Update (Jeff Brubaker)**

Timeline:

- June: Release RFP for consulting assistance, draft committee structure, including number of members and topical subcommittees (anticipate having a liaison from each board, plus other interested members)
- Summer: Recruit comp plan committee members; consultant contract
- Fall: Start update – Eliot Festival Days table, community survey, existing conditions inventory

Other considerations: This is an update, not a full re-write (limited budget); opportunity to reaffirm or modify some goals, policies, strategies; expected duration of the update process is 1 to 1.5 years. Lisa asked if there could be some sort of Implementation/Action Plan (like Kittery's Plan) with more specificity to support ongoing progress. Jeff said that is something we can look into.

Kari mentioned this could be a good opportunity to revisit the Town Forest Management Plan and the idea of a Recreation Plan. We need to figure out how to move implementation forward and clarify/improve access to the town forest parcels.

Carmela Braun: Youth need access to recreation in the community.

Outreach ideas:

- Eliot Festival Days will be a good opportunity to gather input.
- Kari suggested reaching out to Eliot Connects for outreach support.
- Could do a town forest walk as a public input session.

All: Email Kari if you're interested in participating in the comprehensive plan committee

#### **d. Other**

Someone asked about the status of the York Wild and Scenic Designation. Lisa to look into this.

Kari/Jeff to follow up re: getting Beginning with Habitat maps on town GIS.

### **6. Town Forest Management**

Dovetail this work with the comprehensive plan

### **7. Education/Outreach**

#### **a. Spring Roadside Clean Up Recap**

Big success – at least 25 participants, at least 45 bags of trash/recycling collected. Lynn took clear bags back to Steve. A possible future focus area that participants mentioned was Depot Road.

Lisa: Check supplies; update email list

Kari to send thank you to Steve, Police Department, Wicked Fit

Lynn spent \$163.63 for grabbers/vests, lost receipt, emailed Jordan; try to resolve before end of June (budget cycle)

#### **b. Town Meeting Table (6/14)**

Kari: Reconnect with Wendy re: table; email group to see who's available when

Cyndy can support some time there

#### **c. Eliot Festival Days**

Lynn to connect with Bill to reserve table; order ECC banner before the end of the fiscal year; easy-up tents are usually 10x10'

122 **8. Round table**

123 **a. Commission Members**

124 Lisa shared two upcoming events that might be of interest and will share on Facebook.

125 Cyndy: Received a flyer that said the town manager is working on a solar array?

126 Jeff Brubaker: Partnership with Ampion; Mike Sullivan has presented that to the select board at  
127 recent meetings – might be able to find more information from those meetings

128 Cyndy to reach out to Mike Sullivan for more information.

129 Kari received an email through the ECC email from a resident on Old Road who is concerned about  
130 not hearing any peepers. Kari reached out to a regional biologist who was not aware of any trends,  
131 but the whole year has been very dry. There are drought concerns and there wasn't a lot of snow  
132 this year. Kari will also reach out to Greg LeClair (University of Maine frog biologist, runs the Big  
133 Night program).

134  
135 Some members' seats are up in 2022 – Peter, Lynn, and Carol. After June town meeting we can elect  
136 roles.

137  
138 Kari talked to Derek Yorks about coming to an upcoming ECC meeting (maybe September).

139  
140 **b. Non-commission members (*none present*)**

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142 **9. Next regular business meeting August 3, 2022**

143 Cancelling July meeting and resuming August 3.

144  
145 August 2 Planning Board meeting will be finalizing ordinance amendments for November. That will  
146 include the erosion and sedimentation and solar ordinances.

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148 Lynn made a motion to adjourn the meeting, Lisa seconded, all in favor.

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150 **8:03 PM Adjournment**